

600

**LAIRPORT STREET
EL SEGUNDO, CA**

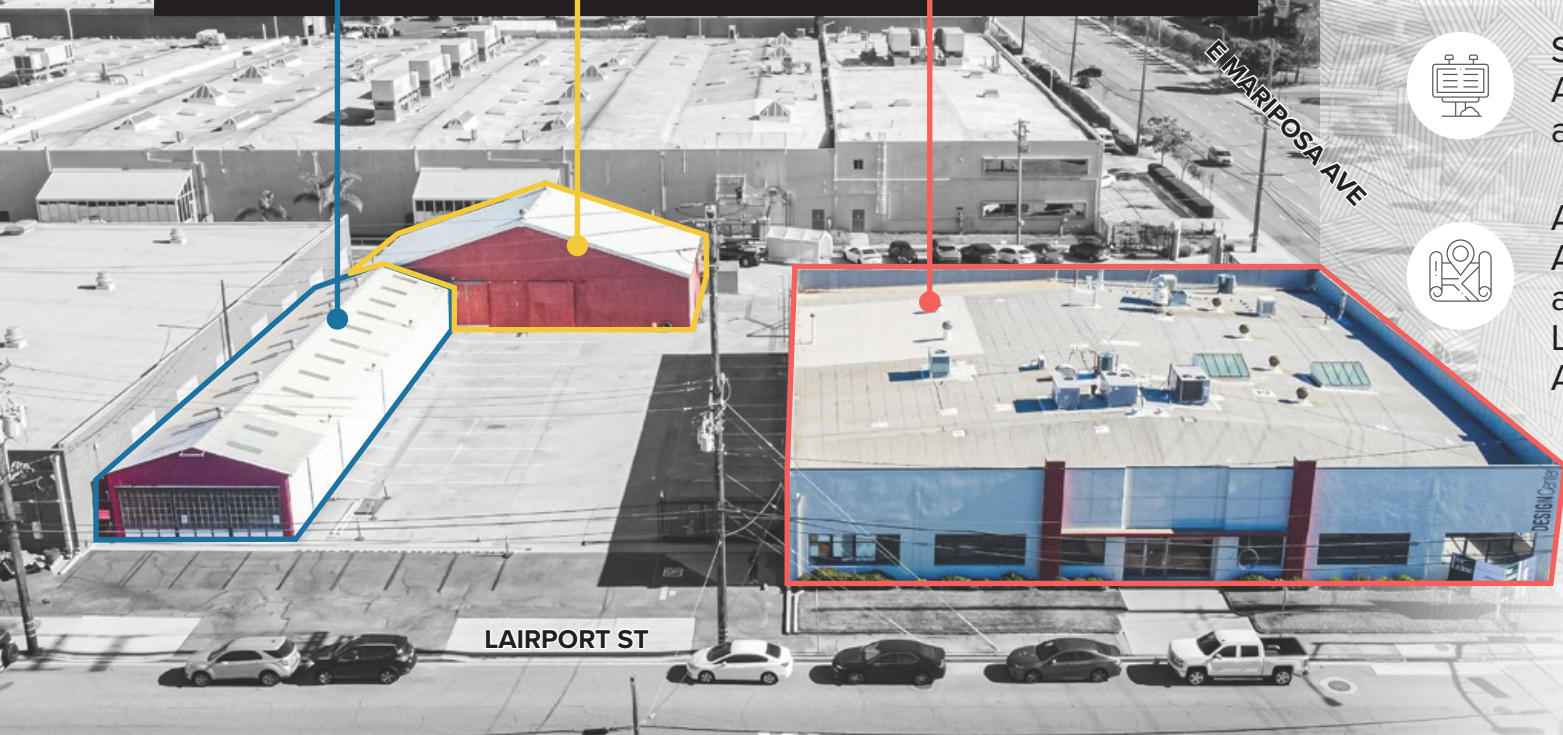
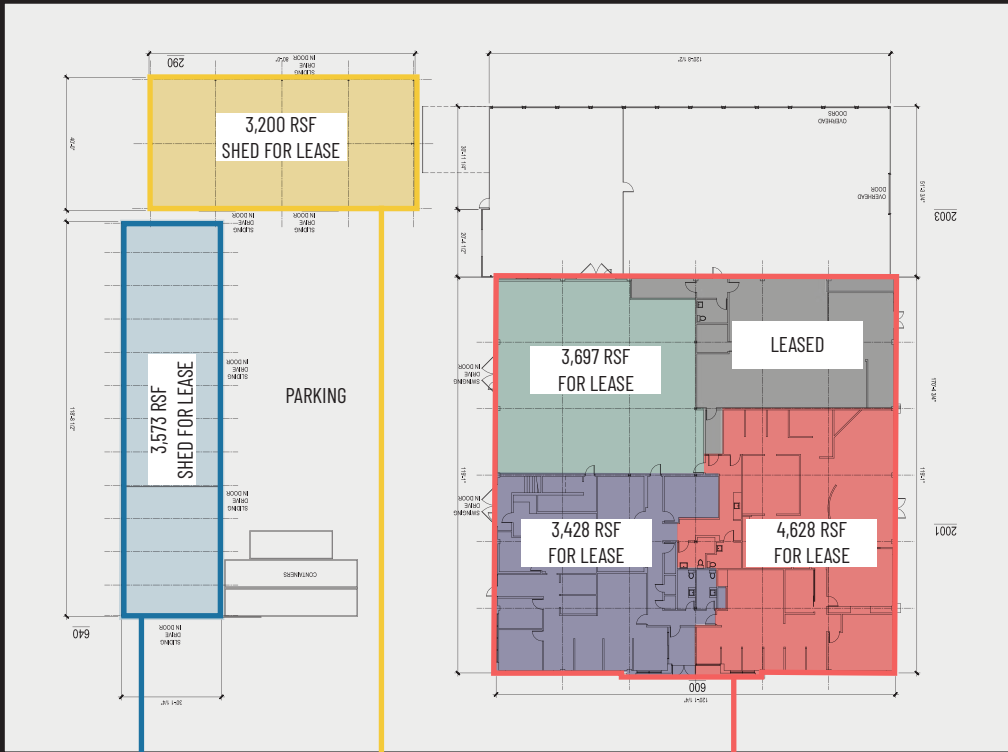


±3,000 — 18,500 SF AVAILABLE FOR LEASE

**PRIME FLEX / OFFICE OPPORTUNITY
UNDER NEW OWNERSHIP**

CBRE

FLOOR PLAN



PROPERTY HIGHLIGHTS



Single-Story Freestanding Flex/Office Building



±3,000 – 18,500 SF Available for Lease



Asking Rate \$3.25 NNN



Parking (3/1,000 SF) Surface Stalls*
* To Be Verified



Signage Opportunities Available on Lairport Street and Mariposa Avenue



Abundant Nearby Retail Amenities on PCH, the 105 and 405 Freeways, and Los Angeles International Airport (LAX)

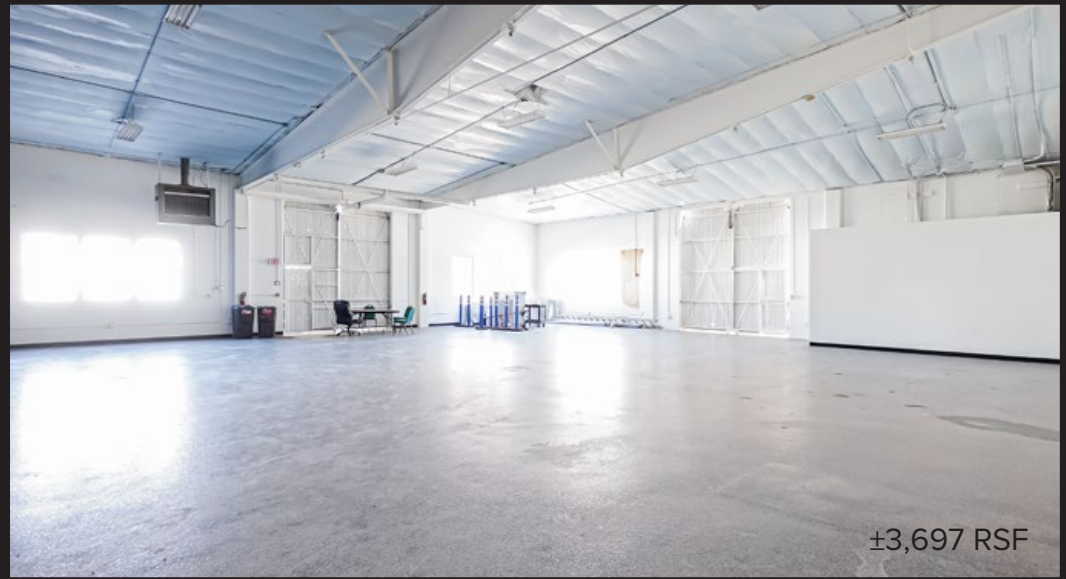


Full Interior/Exterior Demo Completed

BASE BUILDING WORK

- | Increased Parking
- | New Storefront & Windows
- | New Exterior Design
- | Updated Exterior Lighting
- | Open Space to Customize Size, Buildout & Finishes





±3,697 RSF

Post-Demolition Transformation: Open Flex Industrial/Office Space Remains



The Exterior Reimagined:

Fresh Paint Concept, New Windows,
Updated Landscaping



All conceptual renderings shown are for illustration purposes only and final construction is subject to change.



Design Ready Environment Flexible Leasing Options



MARIPOSA AVE



EL SEGUNDO is the ideal spot to realize your business dreams. Conveniently located near Los Angeles International Airport and the 105/405 freeways, El Segundo offers several dining and shopping options in addition to being a major business center. El Segundo has managed to attract the cream of the crop in aerospace, information technology, manufacturing, health care, oil refining, & other key industries. El Segundo has the 2nd highest concentration of Fortune 500 companies in the state of California, including Raytheon, Northrop, Boeing, Mattel, Chevron, and DirecTV. El Segundo, the city that invests in you.

There are many advantages to operating a business here. El Segundo offers an unsurpassed business incentive program, low license taxes and one of the region's lowest utility user tax rates. El Segundo is a well-planned, well defined business community with a clear vision for the future. There's something for everyone—big companies, small businesses, red brick, steel and glass, corporate towers, one-of-a-kind buildings, new offices, and repurposed industrial. You can start small and expand or start big and keep growing.



AMENITY RICH ENVIRONMENT

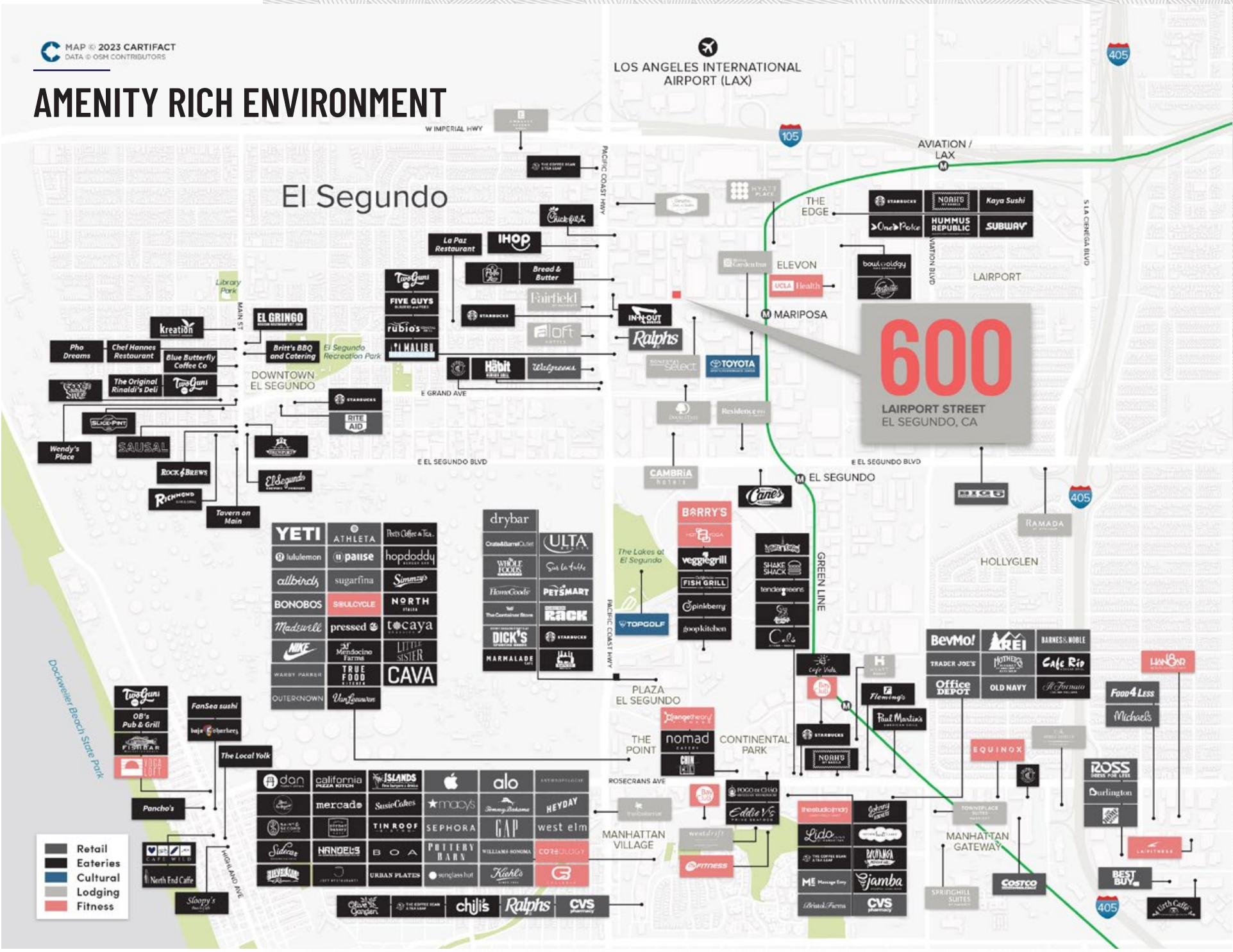
LOS ANGELES INTERNATIONAL AIRPORT (LAX)

El Segundo

600

LAIRPORT STREET
EL SEGUNDO, CA

- Retail
- Eateries
- Cultural
- Lodging
- Fitness



600

**LAIRPORT STREET
EL SEGUNDO, CA**

±3,000 – 18,500 SF FOR LEASE

PRIME FLEX / OFFICE OPPORTUNITY



YOUR SIGN HERE

DESIGN Center

FOR MORE INFORMATION, PLEASE CONTACT:

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